

4680 sq ft  
 950 sq ft  
~~410 sq ft~~  
 3730-

3730-  
~~4500~~ sq ft  
 511,333

4502 E 13th Street

uses, as the additional sign will be of a suitable scale to the building and will match the character of commercial development in the area.

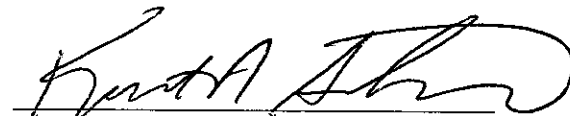
- 3) Effect on public health, safety or welfare: There will be no encroachment into easements or public right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to increase the number of allowed building or wall signs from three to four on the south building elevation on the aforementioned property is hereby granted, subject to the following conditions:

- 1) Building or wall signs shall be of a design and size that is in substantial conformance with the approved elevation rendering.
- 2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.

  
John L. Schlegel  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

cc: Dale Miller, MAPD  
Kurt Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
J.R. Cox, Office of Central Inspection  
Herb Shaner, Office of Central Inspection

cc: John L. Schlegel, Director of Planning, MAPD  
Kurt A. Schroeder, Superintendent, Office of Central Inspection  
Dale Miller, Current Plans Manager, MAPD



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 13, 2005

Jay B. Storey  
Furniture on Consignment  
4502 E 13<sup>th</sup> St N  
Wichita, KS 67208

**FILE COPY**

**Re: BZA2005-00043: Sign adjustment to allow an additional wall sign on property zoned "LC" Limited Commercial.**

**Legal Description: W 72 FT E 172 FT S 160 F Res B, Ken Mar Addition, Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of 13th Street North and Terrace Dr (4502 E. 13th Street North).**

Dear Mr. Storey:

We have reviewed your request for a Sign Code Adjustment to increase the number of allowed building or wall signs on the aforementioned property. From reviewing your application, we understand you have requested to add an additional building or wall sign on the south elevation of the building located at 4502 E 13<sup>th</sup> Street North. This request would allow four signs at 9'10" x 13' each, for a sign face area of 128 square feet. Total amount of signage would be 512 square feet, which is 14 percent of the building wall area.

Section 24.04.251.2.d. of the Sign Code allows an adjustment to increase the number of allowed building or wall signs on a building elevation by up to two signs when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that increasing the number of allowed building or wall signs as proposed meets the three conditions required by Section 24.04.251.6. of the Sign Code as set out below:

- 1) Impact on existing uses in surrounding areas: The total amount of building or wall signage on the south building elevation is below the maximum 20 percent allowed by the Sign Code. The proposed sign material is screen-printed banners that will not be internally illuminated. This will reduce the impact of the signage on the residential development to the south. The signs will be replace the large sign on the building currently.
- 2) Compatibility with existing or permitted uses on abutting sites: Allowing an additional building or wall sign should not reduce the compatibility of the signage on the subject property with surrounding